



PARENTIUM PREMIUM
Real Estate

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Code :	02123
Location :	Poreč
Building size :	0 m2
Lot size :	602 m2
Distance from center :	500 m
Distance from sea :	8000 m
Seaview :	Yes

Price : 177.000 €

Istria – near Poreč

In a quiet location not far from Poreč, on a hill with a beautiful open view of the sea, building land of 602 m² is for sale, along with a project and the started construction of one half of a modern luxury semi-detached villa.

The project is located on two adjacent building plots, each belonging to one half of the semi-detached villa. The subject of sale is the land of 602 m² along with the project and the started construction of the residential unit.

A final building permit has been issued for the construction, the utility contribution has already been settled, and construction work on the property has commenced. The future owner thereby avoids the lengthy process of obtaining the necessary permits and organizing the start of construction. An electrical cabinet has already been installed next to the plot, while a connection cabinet for water is planned in agreement with the local water supply.

The project envisions a modernly designed luxury villa with a total net living area of 223.8 m². The villa will feature three spacious bedrooms, an elegant and open living area connected to the kitchen and dining room, and additional amenities such as a private gym and wellness area.

The entrance to the house is planned at the garage level, while all floors will be interconnected by an attractive designer internal staircase.

A special value of the property is its position on the hill. In the landscaped yard, a private pool with a sunbathing area is planned, from which there will be a panoramic view of the sea, creating an ideal space for relaxation and enjoyment throughout the year.

The property represents an excellent opportunity for a buyer who wants a luxury modern villa near Poreč without the need to go through the entire process of designing and obtaining permits, but also a very interesting investment for tourist rental.

The sea, beaches, and the center of Poreč are just a few minutes' drive away.